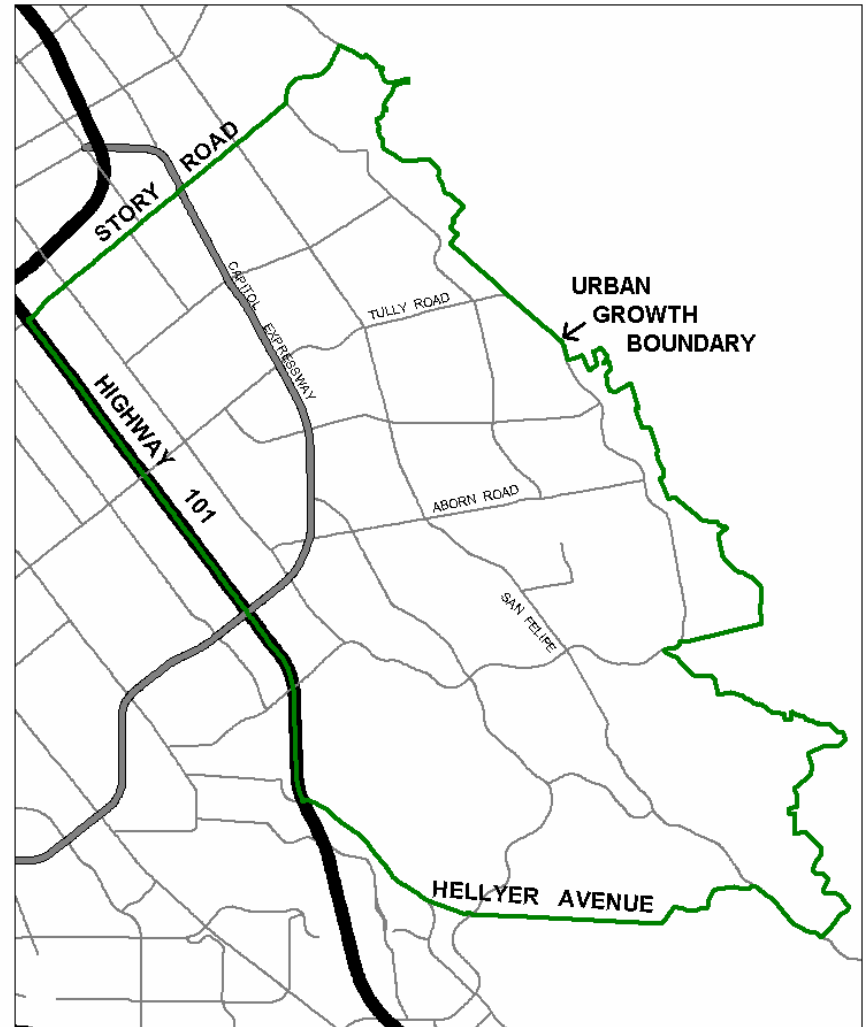


Evergreen-East Hills Development Policy (EEHDP)

The EEHDP is the area of San Jose that is:

**South of Story Road
and East of the 101
Freeway.**



Background

■ Evergreen Development Policy

- ❑ Originally adopted in 1976, updated most recently in 1998.
- ❑ Allows development based on flood and transportation improvements.
- ❑ Caps residential development due to traffic capacity.
- ❑ Limited remaining new residential capacity.

■ Evergreen-East Hills Vision Strategy

- ❑ In 2003, initiated comprehensive, community based land use plan to consider updating Evergreen Development Policy
- ❑ Privately funded per Council Budget requirements
- ❑ In May 2007, the City Council decided not to approve the Evergreen-East Hills Development Strategy and deferred decision on the conversion of industrially zoned properties to residential use.
- ❑ June 2007, City Council directed Staff to work on a much more limited update to the existing traffic policy.

Council's June Direction on the Evergreen-East Hills Development Policy Update

- **Increase traffic capacity in the EEHDP in order to:**
 - **Allow 500 new residential units**
 - This Policy is intended to facilitate predominantly infill projects of 35 units or less.
 - A project can only develop more than 35 units if:
 - Mixed Use
 - Affordable Housing
 - Historic Preservation
 - **Allow 500,000 square feet of new commercial development**
 - **Allow 75,000 square feet of new office development**

Environmental Analysis

- **Supplement to the Final Environmental Impact Report to provide environmental clearance for additional traffic capacity based on the City Council direction.**
 - **Any proposed projects will perform site specific environmental clearance at the time of development.**
 - **A traffic analysis is being performed to analyze impacts of 500 residential units, 500,000 square feet of commercial, and 75,000 square feet of office development.**
-

Traffic Analysis & Nexus Study

- Land use distribution of the proposed traffic capacity was included in the scope of the traffic analysis. The land use distribution was based on:
 - ❑ San Jose 2020 General Plan
 - ❑ Vacant and underutilized land
 - ❑ Evergreen-East Hills Vision Strategy Guiding Principles
 - ❑ Inquiries from property owners



Traffic Analysis & Nexus Study (Continued)

- Traffic Analysis will:
 - Identify intersection and roadway impacts
 - Determine transportation improvements needed to reduce impacts
 - Determine Traffic Impact Fees for development to pay for improvements
-

Land Use Distribution for Traffic Analysis

Sub-Area	Housing Units	Office Sq. Ft.	Commercial Retail Sq. Ft.
South of Story, between Highway 101 and Capitol Expressway	100	25,000	344,000
East of Capitol, between Story and Tully Roads	72	25,000	21,000
East of Capitol, between Tully and Aborn Roads	53	25,000	35,000
East of Capitol, between Aborn and Yerba Buena Roads	200		100,000
South of Yerba Buena Road	75		
TOTALS	500	75,000	500,000

Criteria For All Development

- Any level of development on a site would be still be contingent upon conformance to the:
 - General Plan
 - Residential Design Guidelines
 - Zoning Ordinance
 - All projects will need to make full use of the site
 - **(no piecemealing or large remainder lots)**
-

35 Unit Maximum Unless:

- **Historic Preservation**

- Criteria to guarantee adequate preservation and maintenance of resource

OR

- **Affordable Housing**

- Affordability requirements

OR

- **Mixed Use**

- Design requirements



Public Engagement & Completion Dates

- Community Meetings

- Today
- Late June 2008-present draft policy and results of traffic analysis

- Historic Landmarks Commission

- March 5th
- April 2nd-present draft historic preservation criteria

- Public review of the Supplemental Environmental Analysis

- August through September 2008

- Planning Commission & City Council

- Fall of 2008
-

Requested Feedback

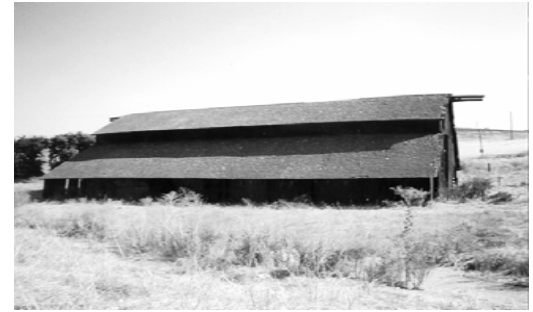
- **Q#1** Should the updated Policy reserve residential development capacity for infill sites with 35 units or less, and if so, what percentage of total 500 units should be reserved for small infill sites?
-

Requested Feedback

- **Q#2** Out of the 500 unit residential pool, should developments 35units or less in size be required to, or given priority if they, provide additional community benefits such as:
 - ❑ Provide diverse housing types
 - ❑ Provide affordable housing
 - ❑ Be substantially consistent with the Guiding Principle Design Guidelines developed through the Evergreen Vision Strategy
 - ❑ Do not require modification of the Urban Service Area or Urban Growth Boundary boundaries,
 - ❑ Do not create significant adverse effects upon the environment
 - ❑ Do not require significant grading or other alteration of the natural environment.

Requested Feedback

- **Q #3: Any feedback on criteria for the following exceptions:**
 - ❑ **Historic Preservation**
 - ❑ **Affordable Housing**
 - ❑ **Mixed Use**



Questions/Comments?
